

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0335-BCORE PARADISE, LLC:

HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

RELATED INFORMATION:

APN:

162-20-501-006; 162-20-510-002; 162-20-601-001; 162-20-602-001; 162-20-616-064

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3600, 3680, and 3708 Las Vegas Boulevard South
- Site Acreage: 85.77
- Project Type: Resort hotel
- Number of Stories: 3 (proposed addition)
- Building Height (feet): 493 (existing hotel)/138 (proposed addition)
- Square Feet: 1,138,645 (existing hotel)/397,180 (proposed addition)/1,513,071 (total)
- Parking Required/Provided: 4,572/6,276
- Sustainability Required/Provided: 7/9.5

Site Plans

The plans depict a new 397,180 square foot addition to the existing Bellagio. The addition will be located on the south side of a private drive, Bellagio Drive, on the west side of Las Vegas Boulevard South. The addition has a minimum front setback along Las Vegas Boulevard South of 19.3 feet and will be located 15 feet from the south property line. The existing covered walkway which begins at the existing freestanding Bellagio sign and leads to the parking garage is proposed to be removed along with this sign. The plan indicates a new freestanding sign will be located on APN 162-20-602-001 to the south which is the subject of a separate sign design review, SDR-24-0334. A new pedestrian bridge to The Cosmopolitan **Resort to the south** is proposed. All interior modifications to The Cosmopolitan that are necessary to accommodate the bridge are not a part of this application. A future Clark County Public Works pedestrian bridge across Las Vegas Boulevard South is also indicated, but it is not a part of this application. The plans indicate that some interior remodeling will be done to the existing entrance lobby as well

as to the bus/ride-share drop-off on the ground level of the existing Bellagio parking garage. No changes to the existing driveways and vehicle circulation areas are proposed. Access will be maintained to the existing porte-cochere, existing drop-off and taxi queues, as well as the existing parking garage. A portion of the building addition will displace 73 parking spaces in the south parking garage. However, the parking analysis indicates that the required parking for the existing hotel/casino is 3,357, and the addition will require 1,215 parking spaces for a total of 4,572 parking spaces. The total parking provided is 6,276 parking spaces including 74 accessible parking and 16 van accessible parking spaces. The plan indicates 13 existing EV installed parking spaces are provided for the resort. The ground level of the addition will include a 1,513 square foot area for loading docks and trash enclosures that will be screened from the street by the building. Access to these areas will be from Frank Sinatra Drive to the west. A Parking Demand Study has been submitted regarding the loading requirements for the property. Eight off-street loading spaces are currently provided. Three additional loading spaces are proposed with the addition for a total of 11 parking spaces. The study indicates that the additional loading spaces will provide more spaces per gross floor area than currently exists. No other changes to the site are proposed.

Landscaping

The street landscape plans are provided for the 196 feet of linear street frontage along Las Vegas Boulevard South where the building addition fronts. The plans indicate no large trees will be provided due to the proposed overhead bridge. All trees will be small or medium species listed in the SNRPC Plant List which include Indian Hawthorn, Fruitless Olive, and African Sumac which all feature low to medium water usage. Shrubs and flowers are also proposed along the street frontage including Japanese Boxwood, Pink Muhly Grass, and Gazania, among others. The landscaping provided exceeds the minimum requirements. The existing landscape areas north of Bellagio Drive will remain in place. Landscaping will also be provided within various outdoor terraces on the building addition.

Elevations

The elevations indicate the building addition will include 3 levels and will be up to 138 feet in height at the tip of the highest roof spire or finial. The proposed addition is in an Italian architectural style with details similar to the finishes, materials, and colors found on the existing buildings. This includes painted plaster finishes (EIFS), precast decorative molding, and a stone wall finish. The building features multiple skylights, glass and metal framed windows of varying sizes and shapes, a metal framed and clad atrium façade, and a metal and glass curtain wall system at the front atrium. A series of balconies with precast balusters and a railing assembly, metal framed terraces, and precast wall hung planters are provided along with landscape areas including trees. An infinity edge outdoor pool is visible on Level 3. An enclosed glass clad pedestrian bridge to The Cosmopolitan is proposed and is visible from the east elevation. The south elevation west of the pedestrian bridge, which will not be easily visible from the street, will have a series of columns and decorative molding to break-up the wall plane. The roof areas feature a series of domed roof construction which will be finished with acrylic paint over a waterproof membrane and feature precast pilasters or painted EIFS ribs. Other roof areas will feature clay tile, and a series of cupolas with an EIFS finish, a decorative metal roof surface and railings.

Floor Plans

The plans indicate the 397,280 square foot addition will include 3 levels above the ground floor which is Level zero. The 2 main entry points are at Level zero adjacent to Las Vegas Boulevard South approximately where the escalators to the covered walkway through the Bellagio sign are now located. Overall, the plans indicate 160,442 square feet of retail space on Levels 1, 2, and 3. 51,278 square feet for food and beverage (bar/restaurant) uses are proposed on Levels zero, 2, and 3. 22,754 square feet of outside dining and drinking areas are located on multiple terraces on Levels 2 and 3. A 6,200 square foot outdoor water feature is proposed on Level 3, which will be reviewed by the water purveyor and if required, the applicant will enter into a water abatement agreement. There are 112,022 square feet of back of house areas located on all levels, but primarily on Levels zero and 1. Level 1 also includes a new hotel registration area. General circulation and restrooms account for 47,739 square feet of floor area. A new 1,433 square foot enclosed pedestrian bridge to The Cosmopolitan to the south will be accessed from Level 2.

Applicant's Justification

The applicant states the project is in keeping with the same design, materials, and colors as the existing resort hotel, and the uses complement the existing resort. The applicant states the traffic flows will not change as a result of the addition. The applicant states the height of the proposed project is less than the hotel towers to the south and west, and that the landscaping is compliant and generous. Lastly, the applicant states the loading area is completely screened from street views, will operate in conjunction with the existing Bellagio loading area, and the public will not be exposed to the dock.

Prior Land Use Requests APNs 162-20-501-006; 162-20-510-002; 162-20-601-001

Application Number	Request	Action	Date
ADR-22-900807	Pedestrian walkway bridge enclosure (Bellagio)	Approved by ZA	January 2023
UC-20-0546	Monorail (underground people mover system)	Approved by BCC	October 2021
AR-19-400088 (WC-18-400191 (UC-0284-17))	First application for review of a waiver of conditions for an outdoor sales booth	Approved by BCC	August 2019
AR-19-400089 (UC-0284-17)	First application for review for deviations of a use permit for an outdoor sales booth	Approved by BCC	August 2019
DR-18-0646	Façade changes to an existing outdoor sales structure/booth	Approved by BCC	October 2018
WC-18-400191 (UC-0284-17)	Waived conditions for an outdoor sales booth	Approved by BCC	October 2018
ADR-1132-17	Building addition and façade change for a restaurant (Spago)	Approved by ZA	November 2017
UC-0284-17	Allowed an outdoor sales structure/booth and signage subject to 2 years to commence and review	Approved by BCC	June 2017
ADR-0302-11	Building addition and redesign of an existing nightclub	Approved by ZA	April 2011

Prior Land Use Requests APNs 162-20-501-006; 162-20-510-002; 162-20-601-001

Application Number	Request	Action	Date
UC-0288-05	Allowed an employee parking garage and increased height for the parking garage	Approved by PC	April 2005
DR-1625-03	Allowed gates, a guard house, and fences	Approved by PC	November 2003
DR-0283-03	An expansion to a resort hotel (Bellagio)	Approved by BCC	March 2003

Prior Land Use Requests APN 162-20-602-001

Application Number	Request	Action	Date
ADR-0787-11	Pavilion and guard shack for the Cosmopolitan Resort Hotel	Approved by ZA	September 2011

Prior Land Use Requests APN 162-20-616-064

Application Number	Request	Action	Date
WS-0359-16	Reduction in parking and addition to guestrooms and gaming area for the Cosmopolitan Resort Hotel	Approved by BCC	July 2016
ADR-0283-15	Exterior remodel consisting of the enclosure of an outside dining area and restaurant remodel	Approved by ZA	September 2015
UC-0826-13	Ice skating rink and a temporary membrane structure	Approved by BCC	February 2014
UC-0140-10	Amendment to the approved comprehensive sign plan for the Cosmopolitan Resort Hotel	Approved by BCC	May 2010
UC-0480-09	Comprehensive sign plan for the Cosmopolitan Resort Hotel	Approved by BCC	September 2009
UC-1268-07	Freestanding and roof signs - expunged by UC-0480-09	Approved by BCC	December 2007
WS-1556-06	Allowed a 32% reduction in on-site parking and modifications to parking standards	Approved by PC	December 2006
WS-0372-05	Permanently permitted 358 off-site parking spaces for the Jockey Club and Cosmopolitan Resort Hotel site	Approved by BCC	July 2005
UC-0136-05	Modifications to the Cosmopolitan Resort Hotel	Approved by BCC	March 2005
UC-1575-04	Original use permit for the Cosmopolitan Resort Hotel	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel
South	Entertainment Mixed-Use	CR	Jockey Club & Cosmopolitan Resort Hotel
East	Entertainment Mixed-Use	CR	Horseshoe, Paris & Planet Hollywood Resort Hotels
West	Entertainment Mixed-Use	CR, IL, & CC	I-15, offices, industrial uses, & The Martin

Related Applications

Application Number	Request
SDR-24-0334	A sign design review to modify a comprehensive sign plan for an existing resort hotel (Bellagio) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The design of the proposed addition closely matches the architectural design of the Bellagio. The modifications proposed will be harmonious with the development in the area. No changes to site access or circulation are proposed and therefore, traffic conditions on Las Vegas Boulevard South should not be negatively affected. Loading areas will be hidden from view of the street and the public with access provided from the west. Pedestrian connectivity to adjacent resort properties will be enhanced by the addition of the pedestrian bridge. Additional landscaping will be provided which will exceed the minimum requirements. Staff finds the proposed addition to be appropriate for the area, is compatible with the surrounding land uses, and complies with the goals and policies of the Master Plan; therefore, staff recommends approval.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Fire Chief Horvat is requesting a meeting, concerning the location of the fire access lane; please contact Blair Coon to schedule a meeting at blair.coon@clarkcountynv.gov.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0306-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS: 4 cards****PROTESTS: 1 card**

COUNTY COMMISSION ACTION: August 21, 2024 – HELD – To 11/20/24 – per the applicant.

APPLICANT: MGM RESORTS**CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118**